

Application ref: 2023/2982/P
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Date: 18 March 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

MORE design Ltd
2 Lambton Mews
London
N19 3DR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat B
41 Brecknock Road
London
N7 0BT

Proposal:

Erection of single-storey rear extension to flat roof at first floor level. Installation of two new windows to side elevation and replacement of existing windows with timber sash windows.

Drawing Nos:

Design Statement (prepared by More Design); 001; 010; 020; 030; 100; 120; 130.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design Statement (prepared by More Design); 001; 010; 020; 030; 100; 120; 130.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Policy D1 of the London Borough of Camden Local Plan 2017.

- 4 Prior to the occupation of the development hereby permitted, the two windows to the side elevation of the building, as labelled on drawings 100 and 120, shall be fitted with obscure glass, and the windows shall be retained as such for the duration of the development.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with Policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The application site is a three-storey building with a loft extension that is located on the west side of Brecknock Road, just below the intersection with Leighton Road. The building is split into several flats, and this application relates to Flat B, which is located on the first floor. The site is not listed and does not sit within a conservation area.

The proposal involves the erection of a single-storey rear extension at first floor level, the installation of two new windows to the side elevation, and the replacement of existing windows with timber sash windows. The extension would sit above the existing flat roof of the flat below and as such would be modestly scaled, with an approximate depth of 3.2m and footprint of 13sqm. The roof of the extension would have a slight pitch and would include a rooflight serving the bedroom below. The materials would match the existing, and the window replacements would all be timber framed. The two new windows would be appropriately scaled and would match the style of the existing windows at the property. As such, the extension would be subordinate to the host property and be considered an appropriate addition that would not cause harm to the building or wider area.

In terms of impact on neighbouring amenity, the proposed works are not considered to result in any significant adverse impacts. The extension is modest scale and not sited such that it would be considered likely to cause harm to the availability of light to neighbouring occupiers. The two new windows to the side elevation would be obscure glazed to ensure that there is

no negative impact to the amenity of neighbours, which would be secured by condition. One objection was received that raised concerns about the potential for overlooking into the garden of Flat D at no.43 Brecknock Road. However, the angle of overlooking and distance from the window at the rear of the proposed extension would not be considered to result in any significant harm to the privacy of neighbours, and none of the new windows would provide opportunities for overlooking into neighbouring habitable rooms. As such, it is not considered that the proposal would result in any significant negative impacts on residential amenity.

Other than the aforementioned objection, no other objections were received prior to making this decision. The site's planning history has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with Policies A1 and D1 of the London Borough of Camden Local Plan 2017 and Policy D3 of the Kentish Town Neighbourhood Plan 2016. The development would also accord with the National Planning Policy Framework 2023 and the London Plan 2021.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer